

Authority: Scarborough Community Council Item SC17.2,  
adopted as amended by City of Toronto Council on  
November 13 and 14, 2024  
City Council voted in favour of this by-law on  
November 14, 2024  
Written approval of this by-law was given by Mayoral  
Decision 21-2024 dated November 14, 2024

## **CITY OF TORONTO**

### **BY-LAW 1242-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1925 Victoria Park Avenue.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 1.0 (c1.0; r1.0) SS2 (x1052) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR 1052 so that it reads:

(1052) Exception CR 1052

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as Victoria Park Avenue as shown on Diagram 1, if the requirements of By-law 1242-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 169.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulations 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 1242-2024;
- (D) Despite regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1242-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.8 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 3.8 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 1.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 1.5 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 16,500 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 14,792 square metres;
  - (ii) the required minimum **gross floor area** for non-residential uses is 1,000 square metres;

- (F) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1242-2024;
- (G) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 1242-2024;
- (H) Despite Clause 40.10.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 3.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
- (I) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (J) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (i) entrance to a **building**
  - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
  - (iii) shortest route from the required entrances in (i) and (ii);
- (K) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (L) Despite Clause 200.15.10.10, the required minimum number of accessible **parking spaces** that must be provided is 6;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) For residential residents:
    - (a) maximum of 0.7 space for each bachelor **dwelling unit** up to 45 square metres;

- (b) maximum 1.0 space for each bachelor **dwelling unit** greater than 45 square metres;
  - (c) maximum of 0.8 space for each one-bedroom **dwelling unit**;
  - (d) maximum of 0.9 space for each two-bedroom **dwelling unit**;
  - (e) maximum of 1.1 space for each three-or-more bedroom **dwelling unit**; and
- (ii) For residential visitors:
  - (a) a minimum 2.0 plus 0.05 spaces per **dwelling unit** to a maximum 1.0 per **dwelling unit** up to five units plus 0.1 spaces per **dwelling unit** thereafter;
- (iii) For non-residential uses:
  - (a) maximum 4.0 space per 100 square metres for non-residential use;
- (N) Despite regulation 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** as follows:
  - (i) one type "C" **loading space**; and
  - (ii) one type "G" **loading space**;
- (O) In addition to regulation 230.5.1.10(4)(A), a **stacked bicycle parking space**, must have a minimum width of 0.4 metres;
- (P) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located no more than 45 metres from a pedestrian entrance to the **building** on the **lot**.

Prevailing By-laws and Prevailing Sections: None Apply.

8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on November 14, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

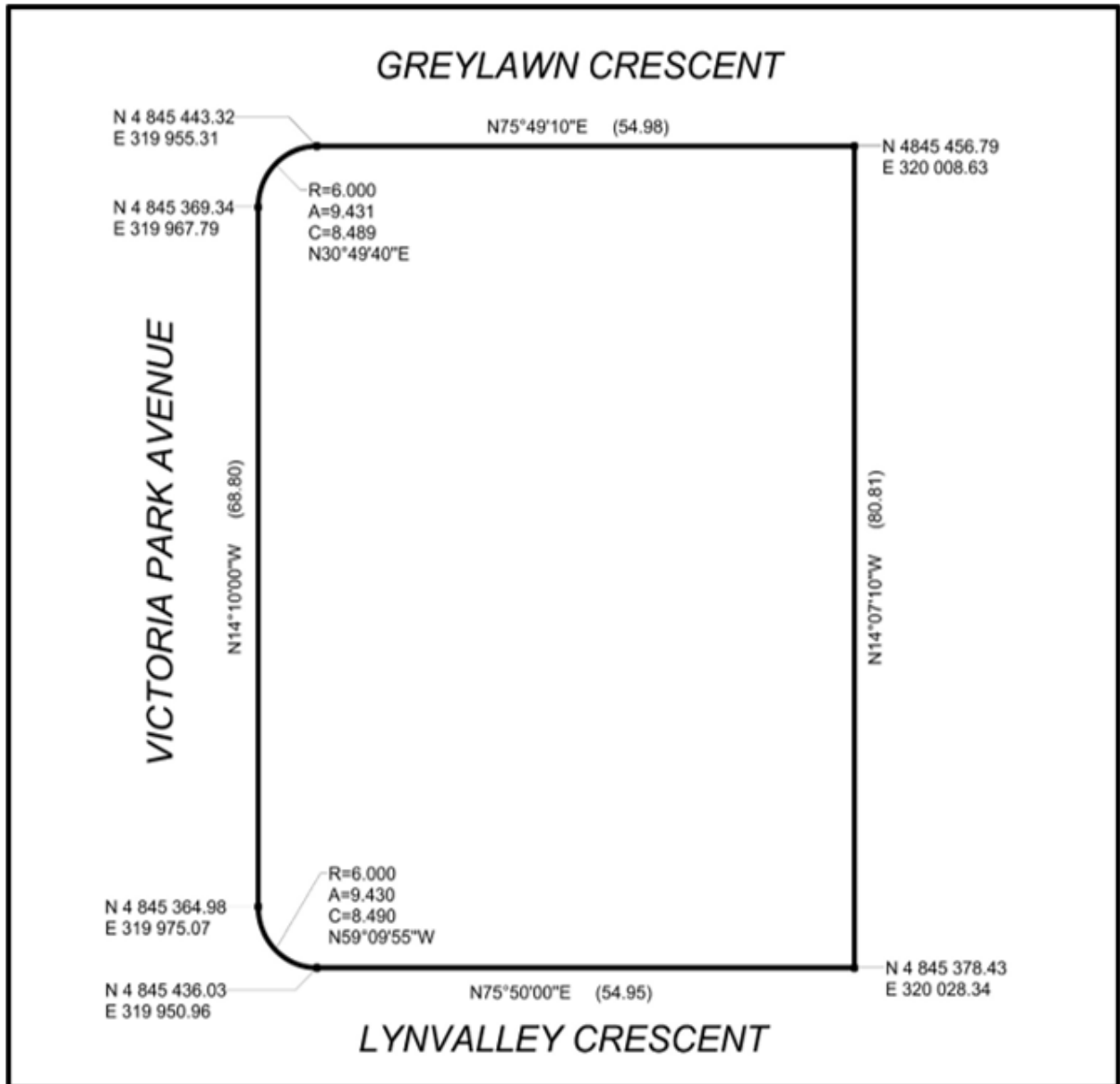


Diagram 2

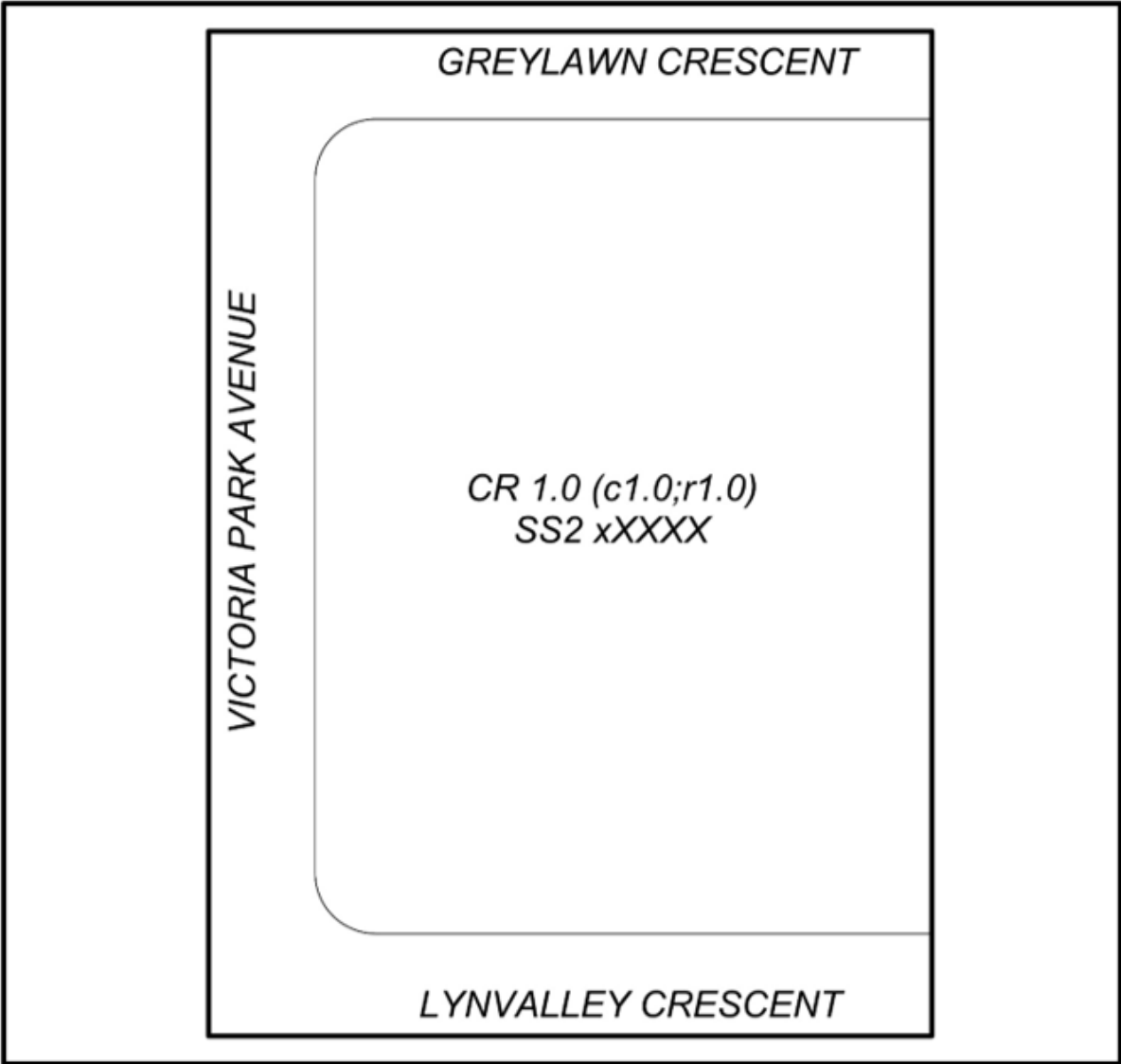
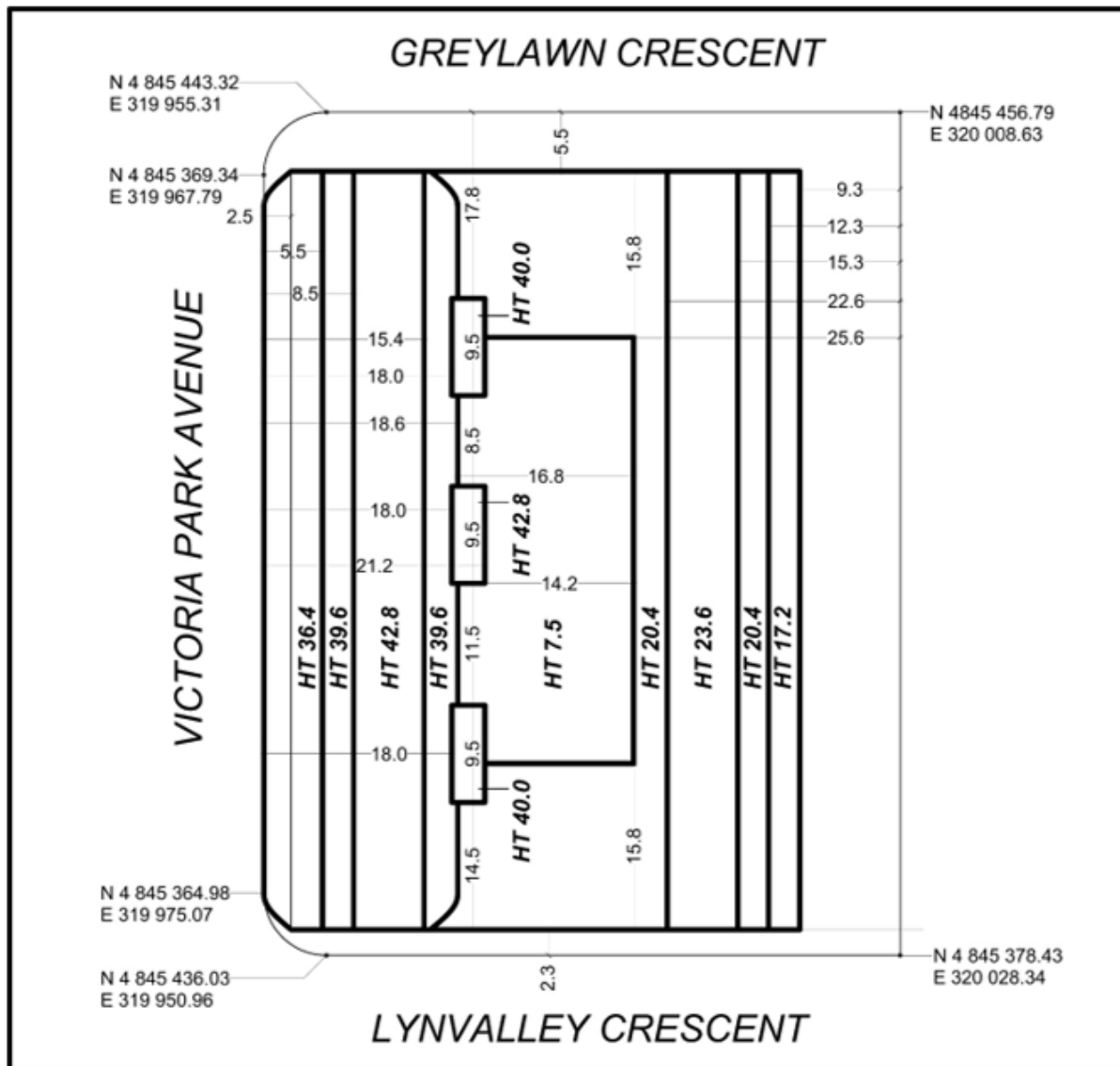


Diagram 3



1925 Victoria Park Avenue

Diagram 3

File #22



Not to Scale